

When Recorded, Return To:

Stewart Title of Austin, LLC
Attn: Shawna Fletcher
901 South Mopac, Building III, Suite #100
Austin, Texas 78746

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ALL OR ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT **ROGER BEASLEY IMPORTS, INC.**, a corporation duly formed in the State of Texas (the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by **KYLE REALCO LLC**, a limited liability company duly formed in the State of Texas (the "Grantee"), whose address is 24795 Interstate 35, Kyle, Texas 78640, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, all of the following: (i) that certain real property (the "Land") located in Hays County, Texas, and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference; (ii) all buildings, structures, fixtures and other improvements located on the Land (collectively, the "Improvements"); and (iii) all benefits, privileges, easements, tenements, leases, rentals, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, streets, alleys, easements and rights-of-way, strips and gores and rights of ingress and egress thereto (collectively, the "Rights and Appurtenances"), free from all liens, charges, encroachments, encumbrances, restrictions, easements, tenancies and other title defects, subject to, however, any and all matters listed on Exhibit "B" attached hereto and incorporated herein for all purposes (the "Permitted Exceptions") and those matters specifically limited by this General Warranty Deed. The Land, Improvements and Rights and Appurtenances are hereinafter collectively referred to as the "Property."

1467471 8F
Stewart Title of Austin, LLC

TO HAVE AND TO HOLD the Property (subject to the Permitted Exceptions) unto the Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed as of the date of the below acknowledgement to be effective on the 1 day of February, 2022.

GRANTOR:

ROGER BEASLEY IMPORTS, INC.,
a Texas corporation

By: _____
Name: James Bagan
Title: VP

STATE OF TEXAS §
 §
COUNTY OF Trans §

The foregoing instrument was acknowledged before me this 1 day of February, 2022, by James Bagan as VP of Roger Beasley Imports, Inc., a Texas corporation, on behalf of said corporation.



Monica Juarez
Notary Public in and for the State of Texas
Name (Printed): Monica Juarez
My Commission Expires: 2/20/2023

EXHIBIT "A"

Legal Description of the Land

Tract 1: 19.5 acre tract, more or less, out of the James W. Williamson Survey, Abstract No. 473, Hays County, Texas, and being all that certain tract of land called to be 19.500 acres described in a deed recorded in Volume 1409, Page 715, Official Public Records of Hays County, Texas and being more particularly described by metes and bounds on Exhibit "A-1" attached hereto.

Tract 2: Access easement over 2.154 acres of land, more or less out of the James Williamson Survey No. 11, Abstract No. 473, in Hays County, Texas, being more particularly described by metes and bounds on Exhibit "A-2" attached hereto.

Exhibit "A-1"

EXHIBIT "A"
TRACT 1
METES AND BOUNDS DESCRIPTION

BEING PART OF THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT NO. 473 IN HAYS COUNTY, TEXAS AND BEING THAT SAME TRACT 1 DESCRIBED IN A DEED TO ROGER BEASLEY IMPORTS, INC. RECORDED IN VOLUME 3949, PAGE 613 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT) AND AS PREVIOUSLY DESCRIBED IN VOLUME 1409, PAGE 715 OF THE OPRHCT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found (1-1/2 feet deep) on the southeast right-of-way (ROW) line of Interstate Highway 35 at the northwest corner of the above described Tract 1, for the northwest corner and POINT OF BEGINNING hereof;

THENCE with the northeast line of Tract 1, S 46°41'16" E 1382.16 feet to a ½" iron rod found at the northeast corner of Tract 1, for the northeast corner hereof;

THENCE S 43°16'32" W 750.25 feet to a ½" iron rod found at the southeast corner of Tract 1, also the northeast corner of that certain called 2.154 acre access easement described in a deed to Roger Beasley Imports, Inc. recorded in Volume 3949, Page 613 of the OPRHCT, for the southeast corner hereof;

THENCE N 46°37'25" W 887.89 feet to a ½" iron rod found on the southeast ROW line of Interstate Highway 35, at the southwest corner of said Tract 1, also the northwest corner of said access easement, for the southwest corner hereof;

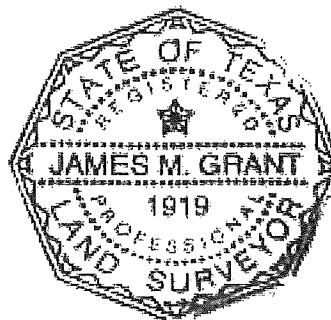
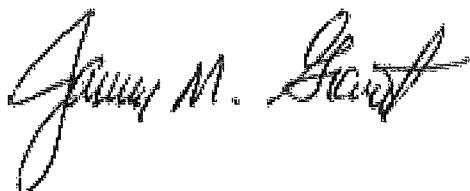
THENCE with the southeast ROW line of Interstate Highway 35, the following three courses:

- 1) N 10°54'07" E 31.29 feet to a ½" iron rod found;
- 2) N 10°16'03" E 264.30 feet to the remnants found of a TxDot type I concrete monument;
- 3) N 09°38'55" E 602.29 feet to the POINT OF BEGINNING and containing 19.51 acres of land, more or less.

See map prepared (Plan No. 210148P) to accompany this description.
Bearing basis: NAD 1983 Texas State Plane South Central Zone

Surveyed by Samford and Associates Land Surveying
Texas Firm No. 10103700
1400 Hillside Terrace
Buda, Tx. 78610
(512) 441-5601

James M. Grant
R.P.L.S. 1919
December 14, 2021



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Exhibit "A-2"

EXHIBIT "A-2"
TRACT 2 ACCESS EASEMENT
METES AND BOUNDS DESCRIPTION

BEING PART OF THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT NO. 473 IN HAYS COUNTY, TEXAS AND BEING THAT SAME TRACT 2 DESCRIBED IN A DEED TO ROGER BEASLEY IMPORTS, INC. RECORDED IN VOLUME 3949, PAGE 613 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a ½" iron rod found (1-1/2 feet deep) on the southeast right-of-way (ROW) line of Interstate Highway 35 at the northwest corner of that certain tract called 19.50 acres in a deed to Roger Beasley Imports, Inc. described in Volume 3949, Page 613 of the OPRHCT;

THENCE with the southeast ROW line of Interstate Highway 35, the following three courses:

- 1) S 09°38'55" W 602.29 feet to to the remnants found of a TxDot type I concrete monument;
- 2) S 10°16'03" W 264.30 feet to a ½" iron rod found;
- 3) S 10°54'07" W 31.29 feet to a ½" iron rod found at the southwest corner of said called 19.50 acres, for the TRUE POINT OF BEGINNING hereof;

THENCE with the southwest line of the above described called 19.50 acres, S 46°37'25" E 887.89 feet to a ½" iron rod found at the southeast corner of said 19.50 acres for the northeast corner hereof;

THENCE S 43°16'36" W 109.93 feet to a ½" iron rod set capped "Samford boundary" for the southeast corner hereof;

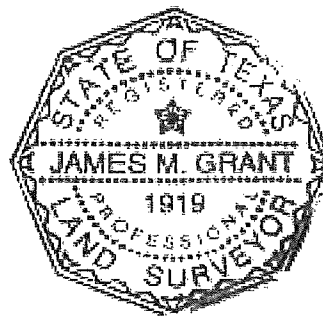
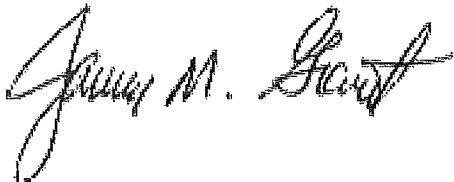
THENCE N 46°38'21" W 819.68 feet to a ½" iron rod found on the southeast ROW line of Interstate Highway 35 for the southwest corner hereof;

THENCE with the southeast ROW line of Interstate Highway 35, N 11°32'10" E 129.66 feet to the POINT OF BEGINNING and containing 2.16 acres of land, more or less.

See map prepared (Plan No. 210148P) to accompany this description.
Bearing basis: NAD 1983 Texas State Plane South Central Zone

Surveyed by Samford and Associates Land Surveying
Texas Firm No. 10103700
1400 Hillside Terrace
Buda, Tx. 78610
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EXHIBIT "B"

Permitted Exceptions

1. Pipe Line Easement, dated September 25, 1928, granted to The Texas Pipeline Company as set out in Volume 96, Page 563 of the Deed Records of Hays County, Texas.
2. Telephone Line Easement dated April 20, 1942 granted to the Southwestern Bell Telephone Company recorded in Volume 124, Page 396 of the Deed Records of Hays County, Texas.
3. Pipeline Easement dated August 23, 1946 granted to Texas-New Mexico Pipeline Company as set out in Volume 136, Page 349 of the Deed Records of Hays County, Texas.
4. Utility easement dated September 27, 1996, granted to the City of Kyle recorded in Volume 1258, Page 86 of the Official Public Records of Hays County, Texas.
5. Fire Line Public Utility Easement dated November 11, 2005, granted to the City of Kyle recorded in Volume 2821, Page 20 of the Official Public Records of Hays County, Texas.
6. Wastewater Utility Easement dated May 22, 2014, granted to the City of Kyle recorded in Volume 5046, Page 709 of the Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

22005308 DEED
02/02/2022 01:33:31 PM Total Fees: \$54.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

Elaine H. Cárdenas

